



Public Notice

The Board of Supervisors of Chesterfield County, on Wednesday, December 16, 2015 beginning at 6:30 p.m., in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will consider the following requests:

15SN0634*: In Midlothian Magisterial District, **Charter (E & A) LLC** requests amendment of conditional use planned development (Cases 94SN0138 & 13SN0509) to permit exceptions to density and residential townhouse standards and amendment of zoning district map in a Community Business (C-3) District on 10.2 acres fronting 700 feet on the west line of Charter Colony Parkway, 850 feet south of Midlothian Turnpike, also fronting 550 feet on the east line of LeGordon Drive, 1115 feet south of Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Planned Transition Area uses. Tax ID 726-707-Part of 3592.

15SN0647***: (AMENDED) In Bermuda Magisterial District, **Virginia Electric and Power Company d/b/a Dominion Virginia Power** requests amendment of conditional use (Case 10SN0114) relative to uses, construction, operation, stockpiling, buffering and public facilities impacts of a management facility for fossil fuel combustion products in a Heavy Industrial (I-3) District on 842.1 acres fronting the north, south and east lines of Coxendale and Old Stage Roads. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax IDs 802-665-4390; 805-662-7764; 805-666-2525; 806-662-8465; 806-664-8063; 807-660-1776; and 811-660-3332.

16CW0148*: In Bermuda Magisterial District, **The County of Chesterfield** requests an exception to Section 19.1-524 of the Chesapeake Bay Preservation Act requirements of the Zoning Ordinance to permit encroachment into the Resource Protection Area (RPA) buffer along the relic river marsh of the James River as a result of grading and construction related to a 15 unit parking lot. The property is located at 421 Coxendale Road which is within the James River drainage basin. Tax ID 811-661-4268.

15SN0656: In Midlothian Magisterial District, **Marc Greenberg and Midlothian Land Partnership, LLC** request rezoning from Community Business (C-3) to Community Business (C-3) with conditional use planned development to permit exceptions to ordinance requirements and amendment of zoning district map on 25.4 acres fronting 1450 feet on the north line of Midlothian Turnpike, 330 feet west of Winterfield Road; also fronting 230 feet on the west line of Winterfield Road, 315 feet north of Midlothian Turnpike. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Commercial District and Planned Transition Area uses. Tax IDs 724-709-1313, 2311, 2528, 4210, 5831, 6911, 9121; 725-709-1125, 2064 and 7635.

16SN0517***: In Clover Hill Magisterial District, **Scale Development LLC** request amendment of zoning (Case 06SN0141) to reduce cash proffers and amendment of zoning district map in a Residential (R-12) District on 23.3 acres fronting the northern terminus of South Twilight Lane, 620 feet north of Spruce Pine Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 758-696-3777.

16SN0555: In Matoaca Magisterial District, **Luz Ramirez** requests conditional use planned development relative to a required buffer and setbacks and amendment of zoning district map in a Residential (R-12) District on 0.4 acre known as 14506 Tealby Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 726-658-5913.

16SN0556: In Bermuda Magisterial District, **Babes and Beyond Learning Centre** requests conditional use to permit a family day-care home and amendment of zoning district map in a Residential (R-7) District on .3 acre known as 2824 Emblem Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Residential use (2.51-4 units/acre). Tax ID 788-688-8283.

16SN0560: In Bermuda Magisterial District, **Pete Borches and CMA Properties, Inc.** request conditional use planned development and amendment of zoning district map to permit exceptions to ordinance requirements relative to setbacks and landscaping in a General Business (C-5) District on 4.2 acres fronting 545 feet on the north line of Ruffin Mill Road, 1,850 feet southeast of Woods Edge Road. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Industrial use. Tax ID 805-638-4331.


16SN0567***: In Bermuda Magisterial District, **Chesterfield County Board of Supervisors** request amendment of zoning (Case 13SN0520) relative to modification of in-kind improvements to permit a cash proffer payment and amendment of zoning district map in a Community Business (C-3) District on 0.6 acres located in the southwest corner of Fountain Square Plaza and Chester Village Drive. Density will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for Neighborhood Mixed use. Tax IDs 788-655-8553, 8854 and 9964.

* These cases were deferred at a previous session by the Board of Supervisors.

*** If these cases are acted upon by the Planning Commission on December 15, 2015, they will be heard by the Board of Supervisors on December 16, 2015.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated and may speak. Copies of the above requests are on file in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia and at the County Administrator's Office (Room 504) at the Lane B. Ramsey Administration Building, for public examination during regular business

hours, 8:30 a.m. to 5:00 p.m. Monday through Friday. (Please check first with the Planning Dept.) More information about these requests can be found at www.chesterfield.gov/plan. Comments and/or recommendations on the above can be submitted to planning@chesterfield.gov.



Kirkland A. Turner
Director of Planning